

Tenancy Schedule
Holly Court Arcade, 115 High Street, Midsomer Norton, BA3 2DA

Property	Area (Sq Ft)	Lease Type	Use	Actual Rent Monthly	Actual Rent An	Lease Start	Lease Expiry	Rent Review Provisions	Next Review	Comment
Holly Court 1	499	FRI	Café	£800	£9,600	05/04/2016	04/09/2024	1 year RPI	05/04/2022	
Holly Court 2	517	FRI	Café	£1,000	£12,000	05/06/2015	04/09/2024	1 year RPI	05/04/2022	Let to the same tenant under two separate leases
Holly Court 3	517	FRI	Beauty Salon	£550	£6,600	25/02/2022	24/02/2023			
Holly Court 4	614	FRI	Shop	£662	£7,950	13/08/2021	12/08/2022			
Holly Court 5&6	560	FRI	Shop - Fruit, Veg & Gifts	£500	£6,000	23/11/2021	22/11/2022			Two units let under a single lease
Holly Court 7&8	665	FRI	Soft Play	£773	£9,283	23/10/2020	22/10/2021			Two units let under a single lease
Holly Court 9	1,346	FRI	Art activity shop	£500	£6,000	15/08/2019	14/08/2024	1 year RPI	15/08/2022	
Holly Court 10	468	FRI	Hair dresser	£417	£5,000	09/03/2015	08/03/2020	1 year RPI	09/03/2023	
Holly Court 11	684	FRI	Pizzeria	£920	£11,040	01/10/2019	30/09/2024	1 year RPI	01/10/2022	
Holly Court 12	339	FRI	Hair dresser	£333	£4,000	01/07/2019	30/06/2024	1 year RPI Fixed increase to £4,500 pa in 2022	01/07/2022	
Holly Court 12a	428	FRI	Tanning Studio	£333	£4,000	12/10/2001	11/10/2022	3 years		
Holly Court 13&14	319	FRI	Beauty Salon	£458	£5,500	21/02/2022	20/02/2027	1 year RPI Fixed increase to £6,500 pa in 2023 and £7,500 pa in 2024	21/02/2023	Two units let under a single lease
Holly Court 15,15a,16	903	FRI	Restaurant	£750	£9,000	25/02/2022	24/02/2034	1 year RPI Fixed increase to £10,500 pa in 2026 and £12,000 pa in 2030	25/02/2026	Three units let under a single lease
Holly Court 17	258	FRI	Office	£250	£3,000	22/11/2021	21/11/2022			
Total	8,222			£8,247.78	£98,973.30					